

AVAILABLE

For Lease
Shop and/or Retail Space
431 5th St. Marysville, CA

-VISIBILITY-



Square Footage: 6,776 Square Feet including 2,100 +/- SF retail, 4,220 +/- SF Shop and mezzanine.

Zoning: C-2

Features: 3 front bay doors, 1 rear bay door. Possible drive thru capability. Restroom. Parking Lot.

Location: NE corner of 5th St. and E St. Hwy. 70. Superb visibility.

Traffic Count: 36,000 Back AADT (Caltrans '06)

Asking Rent: \$2,750 per month Mod. Gross. Make an offer!!

PLEASE CALL
ZAC REPKA
(530)671-0000 ext. 14
(530)870-7778 cell
zac@wmmt.com
DRE Lic. # 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

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